001.0	0001	0034.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,600 /	876,600
					USE VALUE:	876,600 /	876,600
					ASSESSED:	876,600 /	876,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-16A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS IRENE M
Owner 2:	
Owner 3:	
Street 1:	12 AVOLA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	440,200	4,400	432,000	876,600
Total Card	0.092	440,200	4,400	432,000	876,600
Total Parcel	0.092	440,200	4,400	432,000	876,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.13 /Parcel: 383.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 359

GIS Ref

GIS Ref

Insp Date 09/08/17

!34!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	440,200	4400	4,000.	432,000	876,600		Year end	12/23/2021
2021	104	FV	419,200	4400	4,000.	432,000	855,600		Year End Roll	12/10/2020
2020	104	FV	419,200	4400	4,000.	432,000	855,600	855,600	Year End Roll	12/18/2019
2019	104	FV	322,000	4400	4,000.	459,000	785,400	785,400	Year End Roll	1/3/2019
2018	104	FV	322,000	4400	4,000.	334,800	661,200	661,200	Year End Roll	12/20/2017
2017	104	FV	300,800	4400	4,000.	291,600	596,800	596,800	Year End Roll	1/3/2017
2016	104	FV	300,800	4400	4,000.	248,400	553,600	553,600	Year End	1/4/2016
2015	104	FV	265,800	4400	4,000.	243,000	513,200	513,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:54:46

LAST REV

Date	Time
02/20/20	10:47:25
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 34

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8369-136		1/1/1901	Family		No	No		Ownership transfered via probate from Madelin

USER DEFINED

Prior Id # 1:	359
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2020	Mail Update	MM	Mary M
9/8/2017	Inspected	PH	Patrick H
8/26/2017	MEAS&NOTICE	HS	Hanne S
4/1/2009	Meas/Inspect	163	PATRIOT
9/20/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10891604
Const Adj.:	0.99732524
Adj $ / SQ:	199.071
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637916
Depreciation:	197754
Depreciated Total:	440162

COMMENTS

WALK UP ATTIC (UAT) UNFINISHED.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

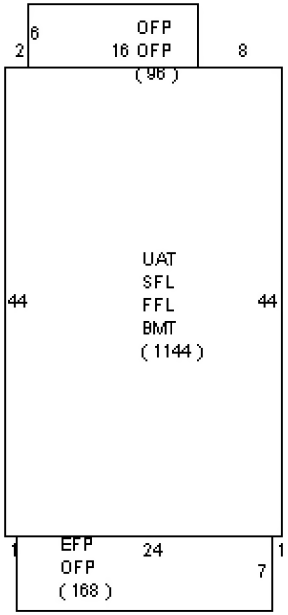
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	199.07
Special Features:	0	Val/Su Net:	103.67
Final Total:	440200	Val/Su SzAd	192.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	59.720	68,321
FFL	First Floor	1,144	199.070	227,737
SFL	Second Floor	1,144	199.070	227,737
OFP	Open Porch	360	21.030	7,570
UAT	Upper Attic	286	79.630	22,774
EFP	Enclos Porch	168	43.310	7,277

Net Sketched Area: 4,246 | Total: 561,416

Size Ad 2288 | Gross Area 5104 | FinArea 2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

001.0-0001-0034.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400